

A-5495

- (a) Construct a front porch, the eave and cornice of which would encroach five inches (5") forward of the twenty-five foot (25 ft) front building restriction line.
- (b) Construct a rear addition, the eave and gutter of which would encroach one and six-tenths feet (1.6 ft) into the southwest side yard setback.
- (c) Construct a fireplace onto the aforementioned proposed addition, which would encroach a total of one foot (1.0 ft) into the southwest side yard setback.

Mr. and Mrs. Christopher Ian Twinn
5503 Center Street

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 9th day of February, 2009 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-5495 (a)
MR. AND MRS. CHRISTOPHER IAN TWINN
5503 CENTER STREET
CHEVY CHASE, MARYLAND 20815**

The applicants seek a variance from the Board of Managers pursuant to Section 8-12 of the Chevy Chase Village Building Code to construct a front porch, the eave and cornice of which would encroach five inches (5") forward of the twenty-five foot (25 ft) front building restriction line.

The Chevy Chase Village Code § 8-17 (c) states, in relevant part:

No structure or play equipment of any description shall be erected within twenty-five (25) feet of the front line of any lot...

Additional information regarding this appeal may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.ccvillage.org or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 29th day of January, 2009.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 9th day of February, 2009 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-5495 (b)-(c)
MR. AND MRS. CHRISTOPHER IAN TWINN
5503 CENTER STREET
CHEVY CHASE, MARYLAND 20815**

The applicants seek a variance from the Board of Managers pursuant to Section 8-12 of the Chevy Chase Village Building Code to:

- (b) construct a rear addition, the eave and gutter of which would encroach one and six-tenths feet (1.6 ft) into the southwest side yard setback; and
- (c) construct a fireplace onto the aforementioned proposed addition, which would encroach a total of one foot (1.0 ft) into the southwest side yard setback.

The Chevy Chase Village Code § 8-17 (g) states:

No part of any building, structure or play equipment shall be erected or maintained within seven (7) feet of the side or rear lot lines nor within ten (10) feet of the nearest adjacent dwelling.

Additional information regarding this appeal may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.ccvillage.org or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 29th day of January, 2009.

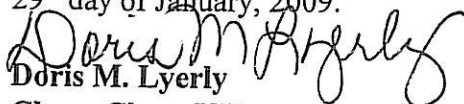
**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

MAILING LIST FOR APPEAL A-5495 (A-C)

MR. AND MRS. CHRISTOPHER I. TWINN
5503 CENTER STREET
CHEVY CHASE, MARYLAND 20815

Adjoining and confronting property owners	
Ms. Mary Frances Pearson Or Current Resident 5502 Center Street Chevy Chase, MD 20815	Mr. and Mrs. Michael W. Blommer Or Current Resident 5511 Kirkside Street Chevy Chase, MD 20815
Mr. and Mrs. James J. Hentges Or Current Resident 5504 Center Street Chevy Chase, MD 20815	Mr. and Mrs. Francis P. Collins Or Current Resident 5515 Kirkside Street Chevy Chase, MD 20815
Mr. and Mrs. David S. Lee Or Current Resident 5505 Center Street Chevy Chase, MD 20815	Mr. Marc F. Plattner Ms. Jacqueline S. Stark Or Current Resident 5502 Grove Street Chevy Chase, MD 20815
Ms. Diana Dial Or Current Resident 5506 Center Street Chevy Chase, MD 20815	Mr. and Mrs. John Hay Or Current Resident 5504 Grove Street Chevy Chase, MD 20815
Mr. and Mrs. William C. Basil Or Current Resident 5507 Center Street Chevy Chase, MD 20815	Ms. Deirdre Parrot Or Current Resident 5506 Grove Street Chevy Chase, MD 20815
Mr. and Mrs. George M. Ferris, Jr. Or Current Resident 5601 Kirkside Street Chevy Chase, MD 20815	

I hereby certify that a public notice was mailed to the aforementioned property owners on the 29th day of January, 2009.


Doris M. Lyerly
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

GEOFFREY B. BIDDLE
Village Manager
DAVID R. PODOLSKY
Legal Counsel

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov

BOARD OF MANAGERS
DOUGLAS B. KAMEROW

Chair
DAVID L. WINSTEAD
Vice Chair
SUSIE EIG
Secretary
GAIL S. FELDMAN
Treasurer
BETSY STEPHENS
Assistant Treasurer
PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

January 29, 2009

Ms. Cynthia Hamilton
Hamilton Snowber Architects, PC
2741 Woodley Place, N.W.
Washington, DC 20008

RE: Twinn Residence: 5503 Center Street, Chevy Chase, Maryland

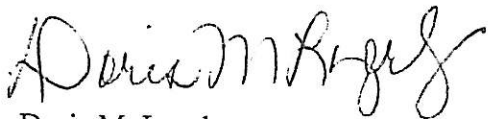
Dear Ms. Hamilton:

Please note that your request for a variance to construct a front porch and a rear addition on behalf of the owners of the above-referenced property is scheduled before the Board of Managers on Monday, February 9, 2009 at 7:30 p.m. in the Village Hall.

Either you or another representative must be in attendance to present your case. At that time, you may introduce additional documents or provide testimony in support of the request.

For your convenience, enclosed please find a copy of the Public Hearing Notices and mailing list. Please contact the Village office in advance if you will be unable to attend.

Sincerely,



Doris M. Lyerly
Permitting & Code Enforcement Specialist
Chevy Chase Village

Enclosures

cc: Mr. and Mrs. Christopher Ian Twinn, 5503 Center Street, Chevy Chase, Maryland

Chevy Chase Village Building Permit Application

Permit Number: A-5495

Date of Application: 11/23/09

Applicant Name: <u>IAN AND VICTORIA TWINN</u>	
Address: <u>5503 CENTER ST.</u>	Phone:
Contractor:	Phone:
Contact Person: <u>CHRISTOPHER SNOWBEN</u> MHI/MD Contractor's Lic. No.	

ARCHITECT CYNTHIA HAMICIAO Filing Requirements CP 202 265.4904
CP 202 246 1205

- ☒ A recent house location survey showing all existing and proposed structures.
- ☒ Construction plans and specifications. If trees that are twenty-four inches (24") in circumference or larger measured four feet six inches (4'6") above ground level are at risk of being disturbed during the construction, they must be shown on the submittal plans.
- ☒ Copy of stamped, approved Montgomery County drawings (if required). These drawings will remain on file at Chevy Chase Village.
- ☒ Copy of plans that show location of dumpster, portable sanitation facility, delivery zone and parking area.
- ☐ Copy of Covenants (if required). NA
- ☒ The filing fees for a Chevy Chase Village Building Permit are listed in Chapter 6 of the Village Code.
- ☒ Completed Building Permit Application and payment of filing fees.

The Village Manager will review the application and accompanying documents and, under most circumstances, will act on the building permit within 5 to 10 working days.

In the event the Montgomery County building permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the contractor, architect or other service provides associated with the permitted project shall be posted on the site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Building Code, the Montgomery County Zoning Code, the Village Tree Ordinance, and all applicable covenants on the above property.

Applicant's Signature: Cynthia Hamiciao

Date: 12.10.09

For use by HPC only:

Historic Area Work Permit required?

Yes ☐

No ☐ _____ (HPC initials)

Exact Description of Construction Plans:

ONE AND SMALL TWO STORY RMAN ADDITION TO RESIDENCE

- ☐ Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.
☒ Check here if a dumpster will be used (only permitted on private property). If so, applicant must file for a Village Dumpster Permit.

Parking Compliance

Is adequate on-site parking available for the construction crews? ☐ Yes ☒ No

If the answer is no, please provide a plan for parking which minimizes inconvenience to neighboring residents indicating if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons? ☐ Yes ☒ No

Responsible Party:

Will the residence be occupied during the construction project? ☒ Yes ☐ No

If no, please provide the name, address, business and after-hours phone number for the project manager or the party responsible for the construction site.

For Use By Village Manager

Approved with the following conditions:

For Use By Village Manager

Denied for the following reasons:

JAN 20 2009

Chevy Chase
Village Manager

ENCROACHES INTO BOTH FRONT AND SIDE YARD
SETBACKS

[Signature]

Filing Fees

Permit Fee 630.00

Damage Deposit

Appeal Fee

Tree Preservation Plan

Total Fees & Deposits: 630.00

Checks Payable To:

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

Date: 12/19/08

Staff Signature:

[Signature]
Appeal Fee Paid 01/16/09
1358

sq ft increase 500.00
Crawl space 100.00
Dumpster 300.00

H A M I L T O N S N O W B E R

A r c h i t e c t s

January 27, 2009

Village Manager
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

We are seeking a variance for a residence at 5503 Center Street, Chevy Chase, MD. The house is a center hall colonial with a basement and an attic space. The owners, Ian and Vicky Twinn have lived in the house with their two children since 2007.

Project Description

The house sits on the lot with minimum side yards (approx. 7'-0") and front setback (approximately 30'-0"). There is an open front stoop and a small three-season Sunroom and garage at the rear of the house.

We have developed plans for a new front porch, one-story rear addition and a second story bath. In order to accomplish the design, we are asking for two variances which would allow us minor projections over the required front and side yards.

- a. **Front Porch:** The proposed covered porch is of a mass and with architectural detailing appropriate to the house, and similar to others found on this same block of Center Street, with two columns and an arched ceiling. The main mass of the porch, defined by the columns, sets behind the required 25'-0" front yard. The requested variance is for the architectural trim (eave and cornice) that project beyond the columns for the entire width of the porch. The total porch is 5.4'. The projection into the front setback is 5" (0.4')
- b. **Rear Family Room Addition:** The proposed one-story rear addition contains a new Kitchen and Breakfast Room and Family Room. The addition is covered with brick and has a hipped roof that projects towards the rear and side of the house. In the Family Room, there is a new rear-vented (gas) fireplace that projects partly into the room and partly into the side yard. This fireplace surround projects 1.0' into the required side yard. This projection is terminated at the eave and gutter of the hipped roof of the addition, which projects 1.6' in all directions. The total projection of the fireplace surround plus eave/gutter is also 1.6'.

Requirements of Section 8-11(c) of the Village Code

1. The proposed variance is required at the front of the house in order to create a porch with has both a functionally useful depth (4'-11") and is also in proportion with the other dimensions of the porch, and of the house. We have looked at shallower porches, and they neither work properly nor look correct on the house.

The proposed variance is required at the side of the house in order to allow the fireplace to sit comfortably inside and outside the Family Room. The projection is modeled after the existing chimney on the house (which projects 1'-5" into the side yard). A greater projection into the room sits oddly relative to the room. Reducing the size of the room in by the proposed projection (1.5') would adversely affect the use of the room.

2. The proposed variance would most nearly accomplish the intent and purpose of the Village requirements because the dimensions are minimal and in harmony with the house and other houses on the street.
3. The proposed projection at the front would violate a 25'-0" building restriction line that is shown on the site survey. The rear additions does not violate any covenant on the property (which is attached to this document). The side yard covenant is 5'-0". The proposed side projection would leave a 5.4' side yard.

Both of the proposed projections are minor in dimension (both horizontal and vertical), and would not adversely affect the light and air of adjoining properties. We have supporting letters from the most directly affected neighbors at 5505 Center Street (immediate adjacent neighbor to the east), 5515 Kirkside Drive (immediate adjacent neighbor to the west and 5502 Grove Street, immediate adjacent neighbor to the rear.

Regarding the front porch, there is a precedence of similar covered porches on houses on the block, particularly those found at 5502 Center Street (directly across the street) and 5515 Kirkside Drive (adjacent to house, facing onto Kirkside) and also at 5512 and 5517 Center Street, shown in the attached photographs.

Chris Snowber
Hamilton Snowber Architects



5512 Center Street



5517 Center Street



5502 Centre Street



5515 Kirkside Terrace

January 14, 2009

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

To the Board of Managers,

We are writing to support the renovation plans of our neighbors, Ian and Vicky Twinn.

We have reviewed their architect's drawings for 5503 Center Street and have no objections to their plans, including those that require a special variance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julia and David Lee".

Julia and David Lee
5505 Center Street

*Mr. & Mrs. Francis P. Collins
5515 Kirkside Drive
Chevy Chase, MD 20815*

Board of Managers
Chevy Chase Village
Chevy Chase, MD 20815

January 13, 2009

Re: Variance Request
Residence of Christopher Ian and Victoria Twinn
5503 Center Street
Chevy Chase, MD 20815

Dear Board Members,

We have reviewed the architectural plans for the addition to the home of our neighbors, Victoria and Ian Twinn.

We have no objection to these plans and we support the request for a variance that the Twinns have put before the Board.

I am available by phone for any confirmation of this letter.

Regards,

Francis P. Collins
Helen G. Collins

Francis P. Collins 301.654.5515


5502 Grove St
Chevy Chase, MD 20815
January 10, 2009

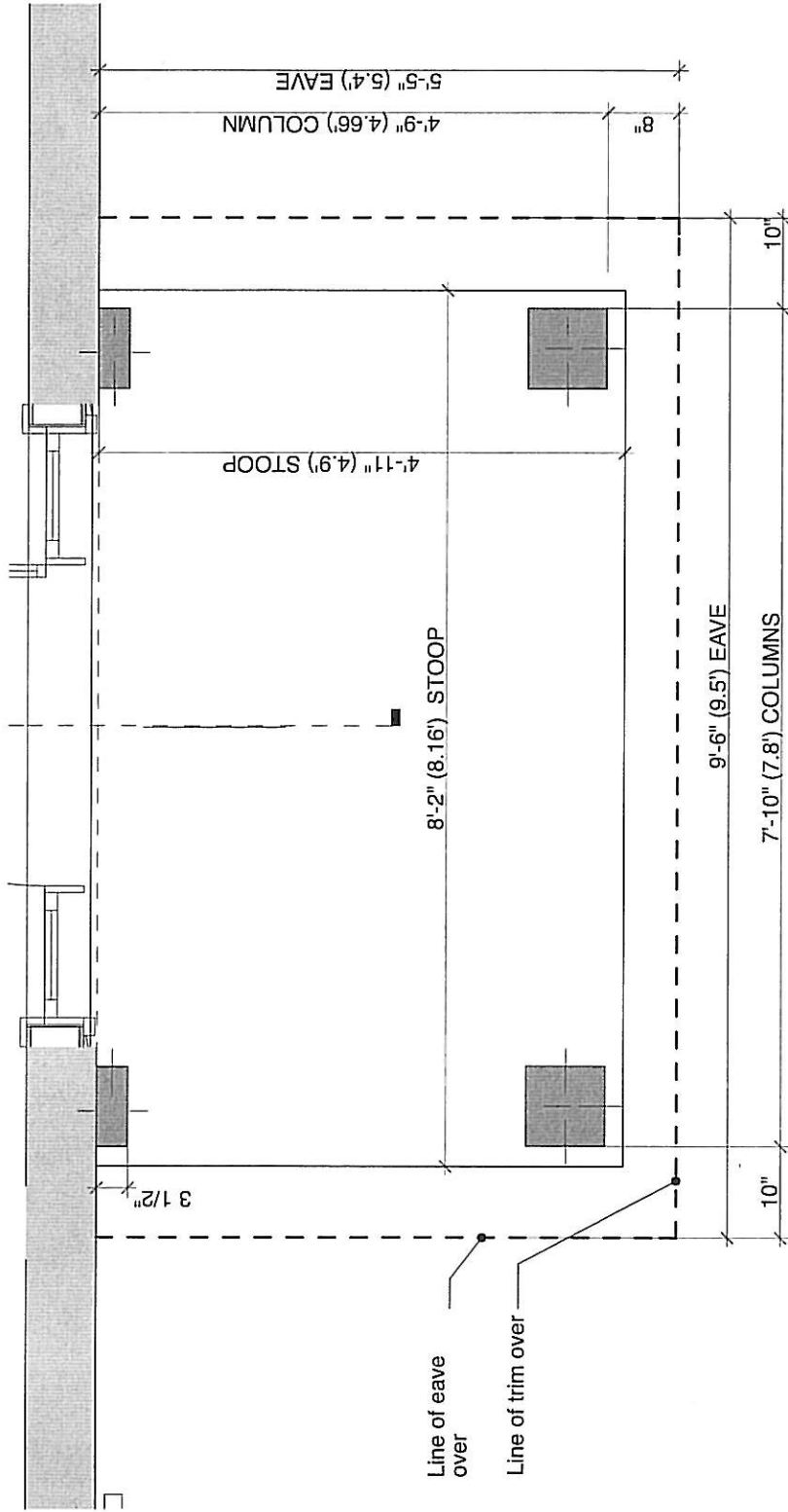
To Whom It May Concern:

Ian and Vicky Twinn have spoken to my husband, Marc Plattner, and me about the addition they are planning to their house at 5503 Center St. Our property backs on to theirs

We have seen their proposed plans, which include the small overhang that requires the special exception, and have no objection whatsoever to their renovation.

Yours sincerely,


Jacqueline Stark
301-654-6221

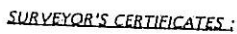


Porch Plan

2

Scale: 3/4" = 1'-0"

SCALE: 1" = 20'
CENT

$$N45^{\circ}00'E \approx 60.00$$


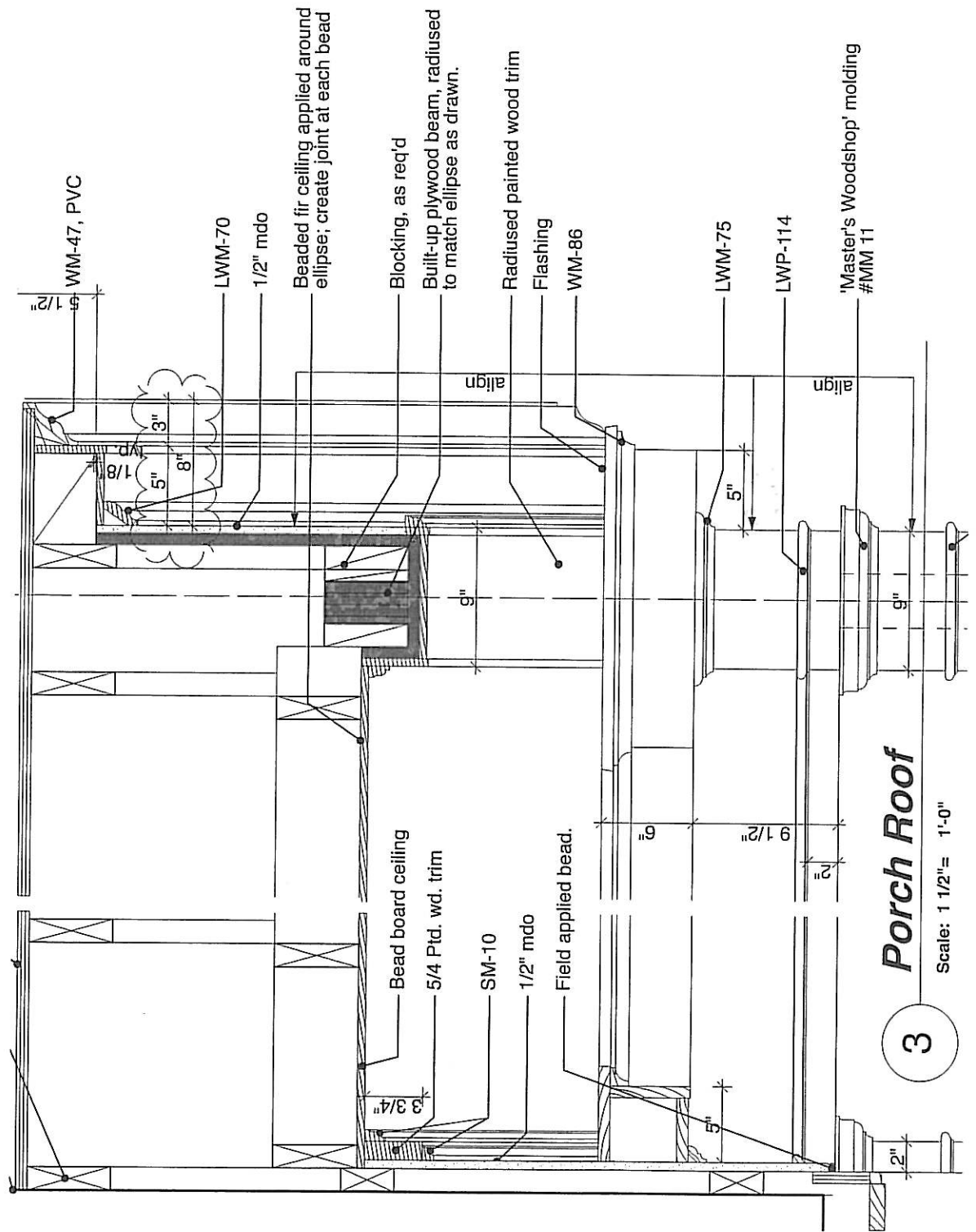
The property shown hereon is not within
Zone A-Special Flood Hazard Area per
F.E.M.A. Flood Insurance Rate Maps.

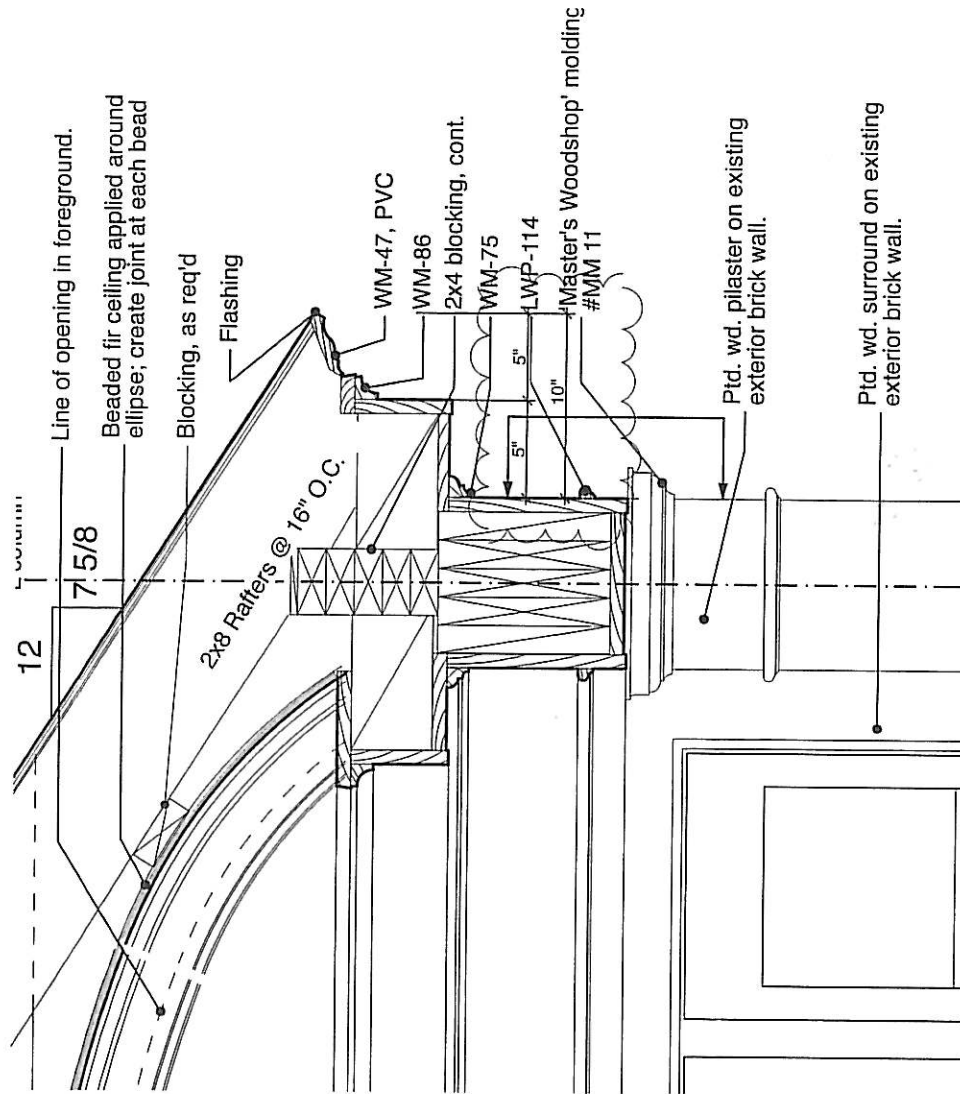
Date: 1-7-09 ~~1-7-09~~

REGISTRATIONS
MD # 2134 & # 10833
VA # 576 D.C. L.S. # 900860
www.meehlins.net

[illegible]

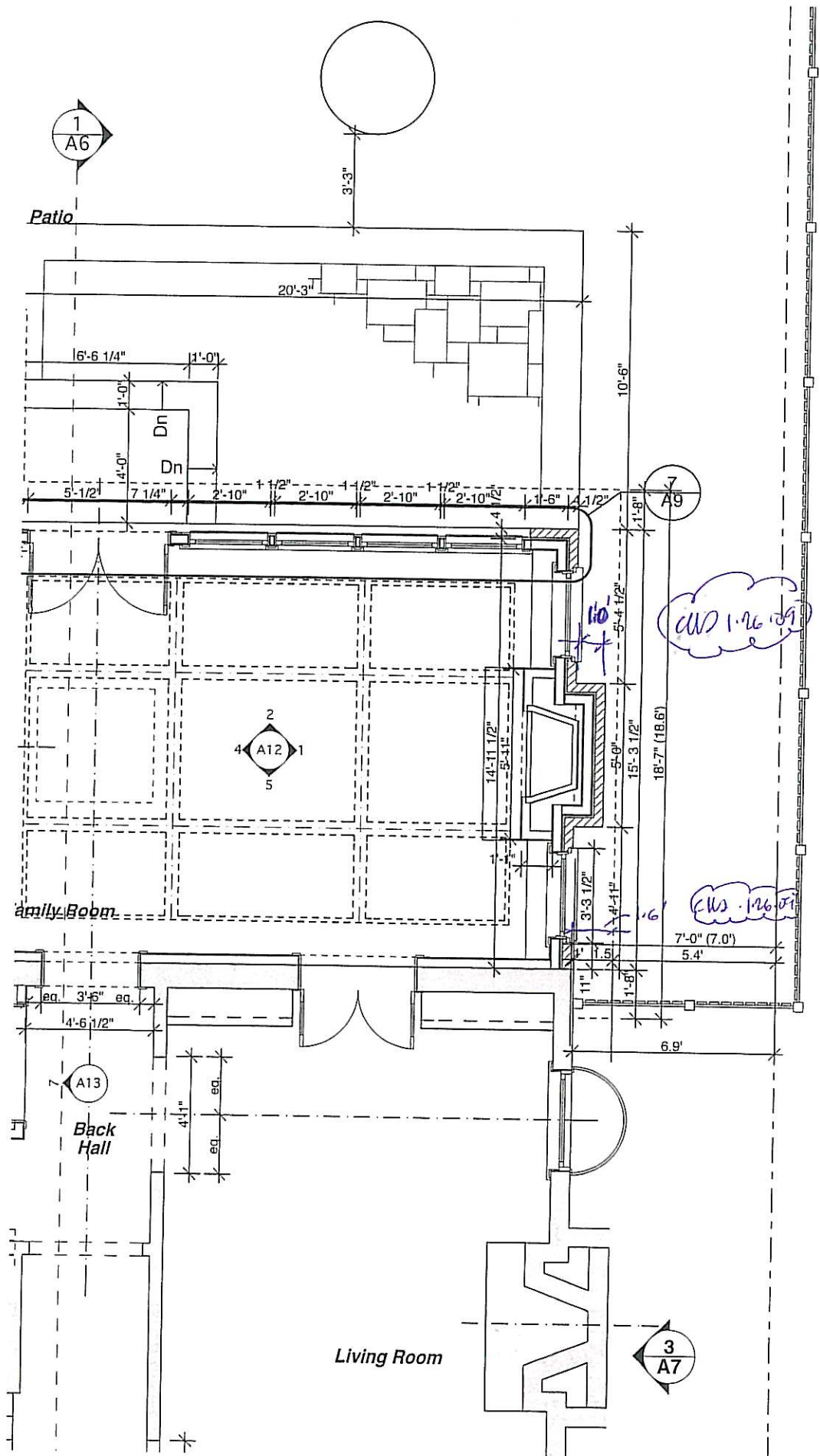
1" = 10' 1.15.09
Site Plan

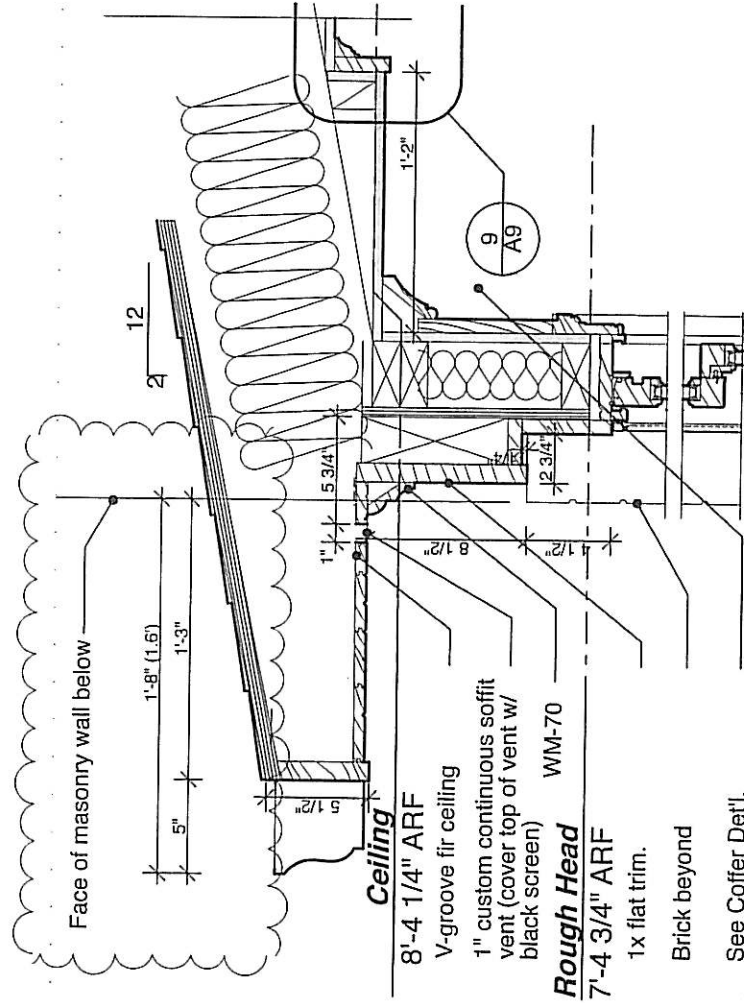




6 *Porch Roof - Side*

Scale: 1 1/2" = 1'-0"





Soffit at Family Rm.

Scale 1 1/2" = 1'-0"

5

CD-1-26-09

Wm. B. Pinson
Secretary

The Modern Building
Company Incorporated
1937 Delaware

By Harry A. Rosenfeld
President
(Internal Revenue \$2.20)
(State Tax \$5.50)

District of Columbia, to wit:

I, E. Roy Hill, a Notary Public in and for the District aforesaid, do hereby certify that Harry A. Rosenfeld who is personally well known to me to be the person named as attorney in fact of The Modern Building Company, the corporation grantor in the foregoing and annexed deed bearing date on the 18th day of April, 1941, personally appeared before me in said District and by virtue of the authority thereby conferred upon him acknowledged the same to be the act and deed of the said company aforesaid.

Given under my hand and seal this 18th day of April, 1941.

E. Roy Hill

Notary Public

E. Roy Hill
Notary Public
District of
Columbia

L/R

EXAMINED

*Mailed to:
Security Bldg. & Const. Bldg.
7 & 9th St.
Wash. D.C.
7-3-41*

At the request of Martin McInerney, the following Deed was recorded May 6th, A. D. 1941, at 10:50 O'clock, A. M. to wit:

This Deed, Made this 2nd day of May in the year one thousand nine hundred and forty-one, by and between The Chevy Chase Land Company, of Montgomery County, Maryland, (a corporation duly organized under and by virtue of the laws of the State of Maryland), party of the first part, and Martin McInerney of the District of Columbia, party of the second part; Witnesseth, That the said party of the first part, for and in consideration of the sum of Six Thousand Nine Hundred Thirty (\$6,930.00) dollars to it paid by the said party of the second part, and of the covenants and agreements of the said party of the second part as hereinafter set forth, does hereby grant and convey unto the said party of the second part, in fee simple, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate in the County of Montgomery, State of Maryland, namely:

Lots numbered Twenty-eight (28), Twenty-nine (29) and Thirty (30) in the resubdivision made by The Chevy Chase Land Company of Montgomery County, Maryland, of certain lots in Block numbered Eight (8) "Section One-A, Chevy Chase", as per plat of said resubdivision recorded in Plat Book No. 18, page 1132 of the Land Records of Montgomery County, Maryland.

Subject to building restriction line as shown on said plat.

It is hereby understood and agreed that no building shall be erected on the land hereby conveyed unless and until the plans of the elevations, the design and color scheme thereof, as well as the location of said building on said land shall be first approved in writing by The Chevy Chase Land Company of Montgomery County, Maryland, or its successors.

It is hereby understood and agreed that no objection will be raised by the said party of the second part, his heirs and assigns, to the rezoning of lots in blocks 6 and 11 in said subdivision known as "Section One-A, Chevy Chase", Montgomery County, Maryland, for use for commercial purposes.

In evidence of his acceptance of the covenants and restrictions herein contained and of his intention to bind himself, his heirs and assigns, in carrying out and performing same, the said party of the second part has hereunto set his hand and seal.

To Have and to Hold the said land and premises, with the improvements, easements, and appurtenances, unto and to the use of the said party of the second part, in

res simple.

In Consideration of the execution of this Deed, the said party of the second part, for himself, his heirs and assigns, hereby covenants and agrees with the party of the first part, its successors and assigns (such covenants and agreements to run with the land) as follows, viz:

1. That all houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively, except stables, carriage-houses, sheds or other out-buildings, for use in connection with such residences, and that no trade, business, manufacture, or sales, or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no stable, carriage-house, shed, or outbuilding shall be erected except on the rear of said premises.

In the case of corner lots any and all lines bordering upon a street, avenue, or parkway shall be considered a front line.

3. That no house shall be erected on said premises at a cost less than Seventy-five hundred (7500) Dollars.

4. That any house erected on said premises shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of premises hereby conveyed, nor within (10) ten feet of the nearest adjacent house.

5. That a violation of any of the aforesaid covenants and agreements may be enjoined and the same enforced at the suit of The Chevy Chase Land Company, of Montgomery County, Maryland, its successors and assigns (assigns including any person deriving title mediately or immediately from said Company to any lot or square, or part of a lot or square in the Section of the Subdivision of which the land hereby conveyed forms a part).

And the said party hereto of the first part hereby covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

In Testimony Whereof, on the day and year first hereinbefore written, the said, The Chevy Chase Land Company, of Montgomery County, Maryland, has caused these presents to be signed with its corporate name by Edward L. Hillyer, its President, attested by George E. Fleming, its Secretary, and its corporate seal to be hereunto affixed, and does hereby constitute and appoint George E. Fleming its true and lawful Attorney-in-fact, for it and in its name, place and stead to acknowledge these presents as its act and deed before any person or officer duly authorized to take such acknowledgment, and to deliver the same as such.

Attest:

Geo. E. Fleming
Secretary

The Chevy Chase Land
Co. of Montgomery Co.
Maryland

The Chevy Chase Land Company, of
Montgomery County, Maryland

By: Edward L. Hillyer
President

Martin McInerney (Seal)
(Internal Revenue \$7.70)

(State Tax \$6.90)

District of Columbia, to wit:

I, Frank I. Greenwalt, a Notary Public in and for the said District of Columbia, do hereby certify that on this 2nd day of May, 1941, George E. Fleming who is personally well known to me to be the person named as attorney-in-fact in the foregoing and annexed Deed, dated the 2nd day of May, 1941, to acknowledge the same, personally appeared before me in the said District of Columbia, and as Attorney-in-fact as aforesaid, and by virtue of the power and authority in him vested by the aforesaid Deed, acknowledged the same to be the act and deed of the said The Chevy Chase Land Company, of Montgomery County, Maryland, and delivered the same as such.

Given under my hand and seal this 2nd day of May, A. D. 1941.

Frank I. Greenwalt